



SIGN IN SHEET  
OCONEE COUNTY COUNCIL MEETING  
DATE: April 15, 2008 5:00 p.m.

## IN SUPPORT OF THE ZONING ENABLING ORDINANCE

Public comment will be limited to three minutes per person. Sign up sheets will be available thirty minutes prior to the hearing for those interested in addressing Council either in support of or opposition to the ordinance. Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting. Please submit written comments to the Clerk to Council, 415 South Pine Street, Wadalla, South Carolina, 29691.

Please PRINT your name

- ✓ 1. Bill Graham - Folks
- ✓ 2. Jim LaRue - South Oak Pointe
- ✓ 3. DAVID BASSETT -
- ✓ 4. Johnny Kelley
- ✓ 5. Martha File
- ✓ 6. JOE BAILEY
- ✓ 7. Richard Heller
- ✓ 8. Alice M. Wald
- ✓ 9. GARY SAVERCOOL
- ✓ 10. Joel Stoudermire
- ✓ 11. Linda Lovely
- ✓ 12. Sherry Watson
- ✓ 13. Howard Thomas
- 14.
- 15.
- 16.
- 17.
- 18.



SIGN IN SHEET  
OCONEE COUNTY COUNCIL MEETING  
DATE: April 15, 2008 5:00 p.m.

## IN OPPOSITION TO THE ZONING ENABLING ORDINANCE

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Please PRINT your name

- ✓ 1. LARRY LINSIN
- ✓ 2. DONNA LINSIN
- ✓ 3. JERRY BARNETT
- ✓ 4. JOHN LITTLE
- ✓ 5. Tom Markovich
- ✓ 6. Chuck Finon
- ✓ 7. Gordon Tower
- ✓ 8. Phillip L. Brascha *Blaschka*
- ✓ 9. Jake Lombard
- ✓ 10. Devos Blackston

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- ✓ 11. <sup>RANDY</sup> Randy Jones
- ✓ 12. Delia Jones
- ✓ 13. B.J. Luttman
- 14.
- 15.
- 16.
- 17.
- 18.

April 15, 2008

My name is Jim LaRue and I live with my wife Margie in the community of South Oak Pointe. We favor the Zoning Enabling Ordinance with the Lake Overlay Districts. I will voice our support differently from others you may have heard from in the past.

Margie and I were fortunate to grow up in the Flathead Valley of Northwestern Montana. This is one of the most pristine and beautiful areas in the country. The valley is surrounded by Glacier National Park, the Bob Marshall Wilderness and – to the south – Flathead Lake. Flathead Lake is the largest natural fresh-water lake west of the Mississippi. It is over 30 miles long, 15 miles wide and was carved out by glaciers during the last ice age. I mention this because it is under assault due to a lack of zoning. Water quality, property values, pristine views, traffic and all infrastructures are threatened due to a lack of planning. The battle to properly manage this priceless resource is finally underway and we hope it is not too late.

Margie and I have traveled to many of the alpine countries in Western Europe. Driving along beautiful roads and highways with spectacular views of mountains, lakes and rivers, we were struck by the ability of the locals to preserve the natural environment of their regions by not allowing over-development and unsightly signs and billboards.

The billboards now dotting the landscape of our county are a scar on the environment and an assault on the sensibilities of the residents. They detract from the natural beauty of our community. I mention billboards only because the lack of proper controls over these monstrous signs is a warning of what is to come if action is not taken to properly manage the rest of our county resources.

We lived in the Atlanta area for 32 years and maintained a boat on Lake Lanier for 25 years. We watched in shock as that beautiful lake became almost uninhabitable due to over development. Docks, marinas, boats and high density projects turned Lake Lanier from a recreational paradise into a polluted body of water with so much boat traffic as to make it unsafe on the weekends.

I bring up these personal life experiences to make a greater point: Those in favor of zoning and the lake overlay districts are not wealthy people from out of town trying to impose their will on the local population. Rather, we are men and women who represent a broad base of experience - living, working and traveling all over the United States and much of the world. Collectively, we have witnessed the good, the bad and the ugly. We have seen first-hand the devastating results brought to a region by a lack of proper planning. We simply don't want to see this repeated here, in our home.

The massive billboards in Oconee County are here to stay – probably forever. We cannot and must not let the same kind of excesses happen to one of the primary attractions and economic engines of this county - Lake Keowee. The County Council and planning authorities have the power and the ability to institute reasonable controls for the benefit of all citizens of Oconee County. The only question is one of will. Thank you.

TO: County Council Members

April 15, 2008

I would like to start by asking a few questions. - Are Council members behind the Strategic Plan for Economic Development? - Do you want to expand the Industrial tax base in the County?

-Do you want meaningful industrial and commercial companies making new investments in OC? Have you accepted the Visioning Process results regarding zoning?

A few months ago, Jim Morris from the Genesis Consulting Group addressed County Council outlining the Strategic Plan stating that:-- the I-85 corridor COULD be a gold mine for OC,-- BUT only if land use regulations or zoning are put into effect. He was right on target with his statement. I want to fortify his comments and give you my perspective on this subject.

I have been in the site selection business working for two large Greenville companies who performed site evaluations for hundreds of industrial companies trying to locate new plants all over the US. I have participated in numerous meetings with top corporate executives who eventually make the ultimate decision as to where their new plants will be located. I will also stress to you, if zoning is not in place, they invariably say "let's not waste our time and just move on to the next potential location". Zoning is normally THE most important factor when considering a new plant site because

corporations demand to know how the surrounding areas will be developed and controlled as growth occurs. They are protecting their investment.

It is imperative that you pass the ZEO with overlays including the I-85 corridor. This will eventually bring commitments from reputable large companies to locate in OC. Very simply, NO prominent industrial company will commit spending millions of dollars in the Fairplay Commerce Park or I-85 area without land use regulations and zoning ordinances for the surrounding areas established.

The County has already spent millions of dollars purchasing land, and a waste treatment plant and roadwork are finally underway. NOW is the time for Council to act responsibly and pass the ZEO with overlays so zoning details can be voted on by fire districts and put into effect. Without the ZEO, nothing moves forward, something most of your Planning Commissioners appear to be avoiding or willing to take responsibility for.

Let's take advantage of ALL the potential gold mines that we have in this County—I-85 corridor, beautiful lakes, and scenic highways. I urge you to make the commitment NOW and move forward with approving the ZEO including the overlays to achieve responsible growth.

Thank You, David Bassett 888-3018

APRIL 15, 2008-COMMENTS TO OCONEE COUNTY COUNCIL AT ZONING HEARING BY JOHN W. LITTLE, 210 LITTLE LANE, SENECA, SC 29672

GENTLEMEN,

THANK YOU FOR HEARING THE PEOPLE.

AS A TAXPAYER AND RESIDENT OF OCONEE COUNTY SINCE 1959, I RESPECTFULLY ASK YOU ALL TO SLOW DOWN ON THIS ZONING ORDINANCE.

THERE ARE TOO MANY ISSUES TO BE RESOLVED PRIOR TO CONSIDERING ZONING.

THE ORDINANCE NEEDS REWRITING FOR SURE!!

IF WE HAD ZONING, HOW CAN COUNTY AFFORD COSTS TO IMPLEMENT AND MONITOR IT?

WE HAVE REGULATIONS IN PLACE TO PROTECT LAKES JOCCASSEE AND KEOWEE.

WHY WASTE THE TIME AND MONEY BEING WASTED ON THIS SUBJECT WHEN THERE ARE MANY MORE IMPORTANT ISSUES YOU COULD SPEND YOUR ENERGY ON?

My name is Martha File. I have been enjoying the beauty of this county for the last 36 years. I have had the opportunity to live in various parts of this state in the east, south, central and now the northwest. One aspect that jumps out to me is what the lack of proactive planning has done to many areas of this state. I do not want to see Oconee County become another state casualty. A major growth industry in our area is retirement and tourism. The citizens of Oconee made a very strong statement this past year in their efforts to protect Stump House Mountain and Sumter National Forest from being put on the selling block. We want to preserve our natural resources from high density and land clearing development and bring the decision making back to the people of this county. We need to pursue the lake overlay district and the ZEO to move forward with steps to protect our land and the rights of our citizens involvement in decision making about how Oconee County will be developed. Sticking our heads in the sand and not facing land use and development is a grave mistake. Overlays provide protection for recognized areas or properties that are essential for the economic growth of the county. By SC law, without a ZEO no portion of the County, be it rural, farmland, lake, etc. can be protected with self determined zoning. Many counties in our State have taken positive steps in controlling development and preserving their natural beauty through zoning and overlay districts, Lexington, Anderson, Abbeville, Pickens to site a few. Oconee County has been talking about and studying zoning for at least 10 years. The time for action is now before more of the natural beauty of this area has been lost to uncontrolled development and the core of our economy has eroded. There is not a downside to any citizen by enacting a ZEO and moves the county forward in allowing citizens to protect their property. As you move forward in your deliberation on these issues I urge you to base your conclusions on factual data and review the work already done in other counties. There is much to be learned from their work and I believe would be a valuable resource to you and the Planning Commission.

Thank you for the opportunity to speak.



Oconee County Council - 5 pm April 15, 2008

George Blanchard, Chairman

Thomas Crumpton, Vice Chairman

Mr. Chairman and fellow members of our Oconee County Council, I'd like to thank you for this opportunity to speak to you on an issue I feel needs your attention. My name is Johnay Kelley; I am a fourth generation resident of Oconee County and a business person for 30 plus years in our county.

I'd like to speak to you tonight on an issue that I think deserves your time and interest, which is Ordinance 2007-18 Zoning Enabling Ordinance. As being a lifelong resident of our beautiful county, just in my lifetime, I have observed our environment deteriorate. As a young man, I remember hunting and fishing with my father and we thought nothing of drinking from our numerous streams and rivers. I also remember riding to Moody Springs to fill our jugs with fresh water, which now has a warning to "drink at your own risk" sign.

I realize we cannot go back to the good ole days of the past, but with your help we can preserve today for our children and grandchildren. By the power you hold to enact some degree of zoning for our growing county, you can help stop further deterioration of our environment.

My biggest concern now as a resident of one of our greatest county resources, Lake Keowee, is how the use of it has grown at a very accelerated rate and some guidelines seem both prudent and essential. Even now on numerous weekends, our county parks are forced to turn away tax-paying citizens wishing to use this resource.

As I am speaking to you now, plans have been approved for a multi-family complex with several hundred residents, including 60 boat slips and 100 dry storage slips. I know the property owners personally and wish them the best in this transaction. In addition there are requests from Cliffs Keowee Springs, Cliffs Keowee Falls, and Warpath Landing for 300+ wet boat slips and 350+ dry boat slips that have been approved by Duke Energy. I ask you tonight how much traffic can our lake endure, not to mention the safety issue. There already seems to be 2 - 3 deaths a year, besides non-fatal accidents.

In closing, I beg of you tonight to seriously consider these issues as once damage is done it is irreversible. Please help us to preserve our beautiful county.

My name is Sally Price and I live in Seneca.

Gentlemen of the Council,

Thank you for this opportunity to address you. I usually don't speak at these meetings but I have sat here month after month and yes, ..year after year, in order to get an understanding of how County Government works and to learn of the many issues that you, as decision makers, are expected to handle.

One thing I know, .. you have a very complex and difficult job. I also know that whatever decisions you make will not please everyone and unfortunately, you're having to take some "heat."

However,.. pleasing everyone is not why you are council men. No, ..you were elected to be good stewards of the resources of Oconee County, and charged with the responsibility to protect the natural beauty of our mountains and lakes so that they may be enjoyed by future generations. Gentlemen, time is of the essence. I urge you to approve the Zoning Enabling Ordinance so that a Lake Overlay is put in place to protect this unique area.

Thank you.

How do you make sense of the ups and downs of the zoning issue in Oconee County? How does one find his/her way through the emotionality that surrounds the issue of zoning? In my opinion, the deciding of this issue is a pivotal event in the history of Oconee County.

I believe that Bowen Family Systems Theory (BFST) provides a framework that is useful for understanding this emotional process and finding one's way through it. First, consider the idea that Oconee County is an emotional system. In other words, the people of Oconee have emotional connections to one another (some more, some less as in any family) as a result of shared history and proximity to one another.

Influencing and being influenced by one another is a natural outcome of this connection. Another key characteristic of emotional systems is that over time they "get set in their ways" to borrow an old phrase. Said another way, the system adapts a certain level of equilibrium or balance. And, emotional systems don't like change because "the way things are," the status quo, becomes quite comfortable.

Thus, resistance to change becomes a factor particularly around emotionally laden issues like zoning. BFST had identified three very predictable steps that occur in response to efforts by citizens/leaders to bring about change. The first step sound like: "You're wrong. You're hurting me/us. This is a terrible thing you're doing." (I would say this is where Oconee is currently.)

However, if the process toward change continues, you will hear resistance in the form of: "We'll make up with you if you'll just change back and forget the whole thing." The final and third step of resistance becomes: "If you don't give this zoning business up, this is what's going to happen -- we'll file a lawsuit, you won't get reelected, etc."

As I have already implied, when an emotionally laden issue like zoning comes to the forefront, the people in the emotional system (Oconee County) become anxious as change is viewed as a threat to the status quo. Anxiety in an emotional system has several other qualities. It is contagious and spreads quickly! Additionally, anxiety generates blaming, finger pointing, conflict, polarization ("us against them" behavior), uncertainty ("maybe we had better study this some more"), and pressuring others (for example, calling elected officials and government employees).

In a word, anxiety in an emotional system makes it difficult to do the thing that is most needed. Specifically in the case of zoning, to think clearly about the issue using facts, information, logic, and reasoning for solid decision making.

So what is a citizen or leader to do in the midst of an emotional quagmire? First, avoid the temptation of "quick fixes" as they usually make the problem worse in the long run. Second, pay attention to your own internal resistance and inertia so that you can recognize the same emotions in others. Third, avoid being side tracked by the sabotaging efforts of others. For example, "There's just this one more thing we need info on. Can we wait and decide next time? Please." And fourth, face the resistance in others by defining where you stand on the issue.

In conclusion, as Margaret Mead once said, "Never doubt that a small group of thoughtful, committed citizens/leaders can change the world. Indeed, it is the only thing that ever has."

Alice M. Wald

*Alice M. Wald*  
4-16-2008




# Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-838-4318  
Fax: 864-838-4168

April 15, 2008

To: County Council  
County Administrator  
County Attorney

From: Art Halbrooks 

RE: Planning Commission Recommendation

This is to inform you that, under Old Business at the April 14, 2008 meeting of the Planning Commission, a motion was made to recommend County Council amend the draft Zoning Enabling Ordinance by removing the proposed Scenic Highway Overlay section in its entirety. The motion was approved unanimously.

Please do not hesitate to contact me for more information.

CC: Planning Commission

# Upstate Forever

Promoting Sensible Growth and  
Protecting Special Places in the Upstate

TO: Oconee County Council

April 10, 2008

FROM: Angela Viney  
Director, Sustainable Communities

RE: Proposed Zoning Enabling Ordinance

As you know, Upstate Forever promotes sensible growth and the protection of special places in the Upstate region of South Carolina to include Oconee County. We have three main programs: Land Trust, Sustainable Communities, and Clean Air and Water. Our Land Trust program works with landowners to protect significant properties and resources in the region, such as Stumphouse Mountain in Walhalla. Our Sustainable Communities program promotes economically, socially, and environmentally sound growth in the Upstate by supporting green development, parks and natural areas, active living initiatives, land use and infrastructure planning, and adaptive reuse and revitalization of existing communities. Our Clean Air and Water program works to promote low impact development; improve stormwater and erosion control measures; buffer floodplains, greenways, and lakeshores; protect pristine streams and wild rivers; improve air quality in the region; and raise awareness about climate change.

In this capacity, we are writing in regards to the draft Oconee County zoning enabling ordinance that will be presented to you for second reading on April 15, 2008. We urge you to adopt this ordinance to begin the process of community-based planning in Oconee County.

A commitment to planning is critical for Oconee County. With the inevitable growth that will continue in the region and at a faster pace, we know that change is coming. Municipalities can either plan for that growth or remain at risk of plans being made for them through haphazard development. Oconee County boasts some of the most beautiful natural resources in our state, and is therefore attracting substantial development. The citizens need the authority to determine which land use plans and regulations will best address the impending changes facing many of their districts. As growth and development continue to accelerate in the County, there is no more important or urgent need than empowering the citizenry to decide their future.

We understand that the word "zoning" is very controversial in South Carolina and that you have been facing heated political pressure on all sides of the issue. Call it what you will, land use regulations are a means by which to separate one set of land uses from another, to assure compatibility and to protect citizens from the devaluation of their property. Of course land use regulations are also a means by which to protect the health and welfare of citizens by setting aside special areas and determining where industry and agriculture will be located, while at the same time allowing mixed uses where needed and appropriate.

Main Office:  
P.O. Box 2308  
Greenville, SC 29602  
Phone: (864) 250-0500  
Fax: (864) 250-0788

Email: [info@upstateforever.org](mailto:info@upstateforever.org)

Spartanburg Office  
100 E. Main Street, R-4  
Spartanburg, SC 29306  
Phone: (864) 327-0090  
Fax: (864) 327-0101

We also understand that the proposed overlay districts are causing some confusion and hesitation on the parts of both your council members and citizens. The ordinance before you creates three special overlays for 1) lakefronts, 2) an I-85 overlay for industrial growth, and 3) a scenic highway overlay, but only the Keowee/Jocassee overlay has specific standards. We wholeheartedly agree that each overlay district needs to have clear standards that have been publicly vetted. However, these standards can be developed through a separate public process and adopted into the zoning enabling ordinance by amendment. We respectfully encourage you to avoid delaying or "killing" this ordinance on the basis of these overlay districts being named in the draft ordinance. These districts should be included in the current draft language because they are inherently distinct areas that require special planning considerations. Passing this ordinance through second reading is crucial to keeping the momentum for community-based planned land use alive.

As you know, this ordinance must be passed in order to *enable* citizens to use zoning as a planning tool to guide growth, if that is what their district deems best for implementing their area's goals. We have attended several Oconee County Council and Oconee County Planning Commission meetings, and know that the Oconee County Planning Department is committed to implementing a true community-based planning program that is fair, transparent, inclusive of all district residents and voters, and that has numerous legal checks and balances. They also seek to implement plans that only the majority of people in the community support.

Passing the zoning enabling ordinance will ensure community-based planning for the people, of the people and by the people. The citizenry of Oconee County will then have a hand in the plan for their future as they discuss, debate, and decide land use policy. Plans and ensuing policies will provide certainty for the citizenry of Oconee County for generations to come.

Ginny Bertram, "Queen of the Lake"  
Invites You To Help Preserve Our Lakes For Future Generations!

Over the past decade I have been privileged to help you folks find your Lake Keowee property. As you are aware, my love for this lake runs deep and I have taken on the responsibility of being an advocate for land planning and the protection of our beloved lakes.

Please take a few moments to read the enclosed Newsletter. Advocates for Quality Development is a grass roots organization started about two years ago in response to a proposed high rise condo development on the lake. Oconee County has no zoning! This needs to be changed!

Presently, the Zoning Enabling Ordinance (ZEO) is in "limbo". To pass, the ordinance must be read at THREE County Council Meeting. A FIRST reading has been done. However, the Planning Commission (appointed) has voted to alter the ZEO and removed the Lake Overlay District. The Lake Overlay District must be put back into the ordinance!!

Please take a few moments to read the Newsletter. It details the ZEO information, the accomplishments of AQD and our 2008 Goals. We are extremely fortunate to have highly qualified professionals with varied backgrounds as members and who present officials with the facts.

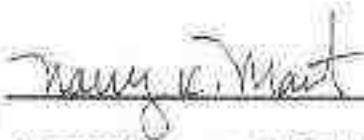
I PERSONALLY INVITE YOU TO JOIN THE APPLICATION IS IN THE NEWSLETTER

Will you sign a ZEO petition to be presented to County Council this month??

TO: OCONEE COUNTY COUNCIL

DATE:

I /WE ARE PROPERTY OWNERS IN OCONEE COUNTY, SC. WE ARE IN TOTAL SUPPORT OF THE ZEO. IT HAS COME TO OUR ATTENTION THAT THE PLANNING COMMISSION HAS REMOVED THE "LAKE OVERLAY DISTRICTS". WE WANT THE OVERLAY DISTRICTS PUT BACK IN THE ORDINANCE. WE ARE BLESSED TO HAVE MAGNIFICENT LAKES IN OUR COUNTY, IT IS YOUR RESPONSIBILITY TO PROTECT THEM.

  
\_\_\_\_\_

  
\_\_\_\_\_

ADDRESS: 106 Big Oak Drive Seneca, SC (Lake Pointe)

Jon and Nancy Martin

**Beth Hulse**

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**From:** Rod Hamilton --- Seneca SC 29672 - Zoning [faxpayer@targetoo.org]  
**Sent:** Wednesday, April 02, 2008 8:18 AM  
**To:** Beth Hulse  
**Subject:** From Oconee County: Rod Hamilton, Seneca, SC 29672 - Zoning

**For:** County Council: Please forward this email to all Councilmen and the Administrator.  
**From:** Rod Hamilton --- Seneca, SC 29672  
**Oconee County:**  
**Return Email:** [grampahamo@yahoo.com](mailto:grampahamo@yahoo.com)  
**Area of Concern:** Zoning  
**Comments:**

**Councilmen:**

It appears you are again waffeling on the issue of zoning and I would like for you to consider a proposal that is in use in many rural/resort/retirement areas across the nation. This is very simple, let those who want to protect their life styles and their property values have zoning and those who are happy with the status quo not have zoning. Garrett County, Maryland is one of those aforementioned areas that have zoning for the Deep Creek Lake watershed and the rest of the 650 square miles in the county have no zoning with the exception of the few municipalities. Using a solution like this would let the die hard locals have their freedom and the "lake people" protect their property.

Thanks,

Rod Hamilton  
207 Apollo Dr.  
Seneca, SC 29672



**Beth Hulse**

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**From:** Bruce Churchill [bchurch@microsoft.com]  
**Sent:** Monday, April 14, 2008 9:16 AM  
**To:** Beth Hulse  
**Subject:** ZEO with Lake Overlay

Beth - Please pass this message to Tommy Crumpton. Thank you.

Tommy

This is to encourage you to vote to include the Lake Overlay as part of the ZEO when it comes up for its second reading. We would sincerely appreciate your support as we attempt to curtail predatory development on the lake. It would be a major disservice to the community to spoil this opportunity for us to protect the most valuable resource Oconee County has.

While the Lake Overlay has broad resident support, and should be considered citizen initiated in the context of the zoning proposal, this cannot be said for the Scenic Highway and Economic overlays. They are there to impose restrictions that Council feels are appropriate for the good of Oconee as a whole. They have generated lots of negative feelings, and are certainly not citizen initiated. Please do not let these natural reactions overwhelm the entire process such that all overlays are rejected. It may or may not be right to proceed with the latter two overlays, but that is certainly no reason to reject the Lake Overlay as well.

Finally, we still have the 34 acre parcel for sale on South Cove Road with 1,000 feet of lake frontage that is being marketed as ideal for multiple family development. We also have several other vacant parcels in the immediate vicinity that are ripe for development but not yet for sale. Without the basic protections afforded by the Lake Overlay, we could be virtually surrounded by major high density developments. That would certainly destroy any semblance of residential community in this area.

Thanks in advance for your support on this issue.

Regards,

**Bruce Churchill, PE** | Channel Manager | Microsoft Corp. | 305 Willow Oak Dr. Seneca SC 29677 | bchurch@microsoft.com  
direct: 803.899.0615 | cell: 404.716.3799

Microsoft  
Mediaroom 

**Beth Hulse**

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**From:** Beverly [nobhill122@earthlink.net]  
**Sent:** Monday, April 14, 2008 9:33 AM  
**To:** Beth Hulse  
**Cc:** jcdrier@bellsouth.net  
**Subject:** ZEO with Lake Overlay

Please forward to Tommy Crumpton:

Dear Councilman Crumpton, since you are the "voice of the people", we would like to voice our opinion on the matter of the Lake Overlay. We are strongly in favor of it so as to protect Lake Keowee. We have lived in Charlotte and Atlanta and seen what has happened to Lake Norman and Lake Lanier. We do NOT want that to happen to Lake Keowee. It makes everyone sick to see the overdevelopment of such beautiful lakes. Once that door is opened it cannot be closed. Please protect the nature of Lake Keowee and keep it a jewel in the upstate. Thank you for your representation. Keith & Beverly Nobill  
122 South Oak Pointe Dr.  
Seneca, S.C. 29672

**Beth Hulse**

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**From:** GrlATR1@aol.com  
**Sent:** Monday, April 14, 2008 9:34 AM  
**To:** Beth Hulse  
**Subject:** Zoning with Lake Overlay

Please forward this to Tommy Crumpton:

We strongly recommend that you approve the zoning provision **with** the Lake Overlay. Please protect the beauty of Lake Keawee.  
Phil & Shirley Griffith  
South Oak Pointe, Seneca

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It's Tax Time! Get tips, forms and advice on AOL Money & Finance.

**Beth Hulse**

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**From:** Tom King [gtking@mindspring.com]  
**Sent:** Monday, April 14, 2008 10:08 AM  
**To:** Beth Hulse  
**Subject:** ZEO

Beth,

Please forward this message to Tammy Crumpton. Thanks

Mr. Crumpton,

We are counting on your support of the Zoning Enabling Ordinance including the lake overlay. The people that this overlay affects are overwhelmingly in favor of this. I'm an old South Carolina boy and Clemson graduate returned home in retirement. All I ever wanted was to be near Clemson and on the prettiest lake in the southeast. I have seen what has happened to Lake Norman and Lake Lanier - I lived for 22 years in Roanoke County, VA and saw another beautiful lake (Smith Mountain) destroyed with high rise condos, boat storage facilities, of al. When we left the area, Wednesday was about the only day safe enough to get out on the lake.

Please help us avoid that here!!

Tom King  
South Oak Pointe

## Beth Hulse

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**From:** Steve & Patty Knight [paty-steve@carolina.rr.com]  
**Sent:** Monday, April 14, 2008 10:12 AM  
**To:** Beth Hulse  
**Cc:** Jim Godner  
**Subject:** RE: Msg. for Tommy Crumpton

Beth - Please pass this message to Tommy Crumpton. Thank you.

Tommy:

This is to encourage you to vote to include the Lake Overlay as part of the ZEO when it comes up for its second reading. It would be a major disservice to the community to let a few nay-sayers spoil this opportunity for us to protect the most valuable resource Oconee County has. It is my understanding that near by communities are overwhelmingly in favor of the ZEO and including the Lake Overlay as part of it.

There is a 34 acre parcel for sale on South Cove Road with 1,000 feet of lake frontage that is being marketed as ideal for multiple family development. We also have several other vacant parcels in the immediate vicinity that are ripe for development but not yet for sale. Without the basic protections afforded by the Lake Overlay, we could be virtually surrounded by major high density developments. That would certainly destroy any semblance of residential community in this area.

As property owners that have not built yet, we find ourselves looking at other places to purchase property in lake front developments that offer more protection and a more secure community environment.

Thanks in advance for your support on this issue.

Steve & Patty Knight  
Property Owners  
South Oak Pointe

## Beth Hulse

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**From:** hansonbs@earthlink.net  
**Sent:** Monday, April 14, 2008 11:48 AM  
**To:** Beth Hulse  
**Subject:** Please forward to Tommy Crumpton

Councilman Crumpton,

This correspondence is to register my very strong support for the Zoning Enabling Ordinance (ZEO) **WITH the Lake Overlay**. This seems to be the only fair way for specific areas of the county to have a choice regarding their own property without having an impact on other property owners who may not have the same concerns. It's fair to everyone. To extend deliberation for longer is the same as voting against the ZEO because, during the months and years that drag on, it will become a moot point as development expands in a totally uncontrolled manner.

Sincerely,

Sandra Hanson  
112 S Oak Pointe Dr  
Seneca, SC 29672

**Beth Hulse**

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From: Jack & Barb [jadbar23@bellsouth.net]  
Sent: Monday, April 14, 2008 1:05 PM  
To: Beth Hulse  
Subject: Zoning

Good afternoon,

The subject of zoning has now been going actively been going on for at least the last couple of years without much progress being made.

I can appreciate the reluctance of some residents who do not want to see any progress at all on this important issue as many of them are opposed to "change". However, change is inevitable and necessary. To make changes for the betterment of the County and all it citizens. , it is critical for the County Council to quickly adopt a Zoning Enabling Ordinance with Overlay Districts.

It is clear that this is what the majority of the residents of this County want and need. To much is at stake for County and the Planning Commission to continue to delay taking positive action on this subject.

It would be appreciated if you would pass my comments on to all the County Council members and have it included in the official record of today's meeting.

Thank you,  
John A. Dudley  
5 Rum Row Court  
Salem, SC 29676

**Beth Hulse**

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**From:** hansonllc@earthlink.net  
**Sent:** Monday, April 14, 2008 1:42 PM  
**To:** Beth Hulse  
**Subject:** Keep Oconee County Oconee

Tommy,

First, thanks for your work over the last number of years; I know community service has many demands.

Please consider the ZEO with lake overlay. I wish people would not look at this as about controlling the property rights of each county resident. Rather, it is to preserve both lake Keowee for ALL residents, and keeping Oconee county, Oconee. If buildings or other structures block the mountain and forest views of our county, our children will never see it as beautiful as we see it today. Nor will they be able to swim and fish in the lake we have now.

The intent is not to give people living on the lake anything better than all residents have. If people want to live in a crowded city-like area, then let things run as they are. We should all remember how things have changed in the last 10 or 20 years... Do we really want to lose our beautiful county?

Best wishes,  
Bill Hanson  
112 S Oak Pointe Dr  
Seneca, SC 29672



**Beth Hulse**

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**From:** thmurphy [thmurphy@bellsouth.net]  
**Sent:** Monday, April 14, 2008 10:05 PM  
**To:** Beth Hulse  
**Subject:** Message for Mr. Crumpton re: Lake Overlay

Ms. Hulse, please forward to Mr. Crumpton. Thank you.

Mr. Crumpton:

Thank you for taking a moment to read my email. I've been a resident of South Oak Pointe for the last four years. I love the development, my neighbors and the casual residential feel of the Lake Keowee area. We relocated to this area in 2004 because of the natural beauty, the convenience of being close to town and the apparent controlled or protected development along the lake. Once I purchased my home and became more familiar with this area, I became alarmed that there really was no common sense control, or no zoning in place along the lake or throughout the county. Please sir, if you and I are to continue to enjoy our county into the future as much as we have in the past, some common-sense controls are not only logical but necessary for protecting all of us from developments that are not "common" to our beautiful area. I would like to respectfully suggest that in order to protect our current lifestyle (not surrounded by high-density housing, rentals and excessive traffic clogging our two-lane roads) you vote for the Zoning Enabling Ordinance with the Lake Overlay. I look forward to seeing you tomorrow evening.

Thank you again.

Tim Murphy  
312 Willow Oak Ct.  
Seneca, SC 29672

864-723-3458

**Beth Hulse**

**From:** Cornelius [corneliusb@yahoo.com]  
**Sent:** Tuesday, April 15, 2008 10:38 AM  
**To:** Beth Hulse  
**Subject:** Comment to County Council

Hi Beth,

Please give a copy of this comment to all Council members.

Thanks, Susie

County Council should not abandon the Solid Waste Commission and attempt to create solid-waste policy with budget line items. There can be millions of dollars of potential effect and countless hours of dealing with irate citizenry over issues created by these line items.

A "slider" presented yesterday, with no figures that I could see, appears to be another attempt at charging us fees to throw away garbage. We are going backward. In the current budget, we took out Solid Waste as an enterprise fund and now go back to discussing fee collections to cover costs.

The presentation by Shannon, Shayne and Art from Permits and the Planning department for disposal of abandoned mobile homes gave good ideas. We need to go forward with offering to the public a way of handling unoccupied/abandoned mobile homes, which is going to be expensive. However, there is a lot of grey area here. Also, I have ideas, and so do others. For instance, manufacturers should be charged a disposal fee when the home is initially sold, to be paid into a fund used to breakdown and dispose of depleted homes. The fee can be passed on as part of the cost of purchasing the home. Such a fee will take state legislation in order to be truly effective.

County Council will be wise to keep the Solid Waste Commission and refer the issue of unfit modular and mobile homes to representatives from the communities to hash out and make recommendations back to Council, along with recommendations for or against pay-as-you-throw.

Susie Cornelius  
Mountain Rest  
e-mail: corneliusb@yahoo.com

between 0000-00-00 and 9999-99-99

**Beth Hulse**

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**From:** Jim LaRue [ashparlarue@bellsouth.net]  
**Sent:** Tuesday, April 15, 2008 11:47 AM  
**To:** Beth Hulse  
**Cc:** Godner, Jim  
**Subject:** For Tommy Crumpton

Tommy,

I will be delivering this message at the County Counsel meeting this evening. I support the lake overlay districts for many reasons and I hope this message appropriately conveys my position and perspective. Thank you for your service to the county and for your efforts in this area of concern.

Best wishes,  
Jim LaRue

Jim LaRue / Lash / Pops

**Beth Hulse**

**From:** Jim Codner [jcodner@bellsouth.net]  
**Sent:** Sunday, April 13, 2008 10:08 PM  
**To:** Beth Hulse  
**Subject:** Msg. for Tommy Crumpton

Beth - Please pass this message to Tommy Crumpton. Thank you.

Tommy:

This is to encourage you in the strongest possible terms to vote to include the Lake Overlay as part of the ZEO when it comes up for its second reading. We have been at this issue too long, and now is the time to draw a line in the sand against predatory development on the lake. It would be a major disservice to the community to let a few nay-sayers spoil this opportunity for us to protect the most valuable resource Oconee County has. I have discussed the issue with the Presidents of Port Santorini and Emerald Pointe, as well as other residents in the area. All state their communities are overwhelmingly in favor of the ZEO and including the Lake Overlay as part of it.

While the Lake Overlay has broad resident support, and should be considered citizen initiated in the context of the zoning proposal, this cannot be said for the Scenic Highway and Economic overlays. They are there to impose restrictions that Council feels are appropriate for the good of Oconee as a whole. They have generated lots of negative feelings, and are certainly not citizen initiated. Please do not let these natural reactions overwhelm the entire process such that all overlays are rejected. It may or may not be right to proceed with the latter two overlays, but that is certainly no reason to reject the Lake Overlay as well.

Finally, we still have the 34 acre parcel for sale on South Cove Road with 1,000 feet of lake frontage that is being marketed as ideal for multiple family development. We also have several other vacant parcels in the immediate vicinity that are ripe for development but not yet for sale. Without the basic protections afforded by the Lake Overlay, we could be virtually surrounded by major high density developments. That would certainly destroy any semblance of residential community in this area.

Thanks in advance for your support on this issue.

Jim Codner  
President  
South Oak Pointe Owners Association

**Beth Hulse**

**From:** Tom Fuss (tfuss@bellsouth.net)  
**Sent:** Sunday, April 13, 2008 10:57 PM  
**To:** Beth Hulse  
**Subject:** ZEO: Lake Overlay

Beth - Please pass this message to Tommy Crumpton. Thank you.

Tommy,

Our South Oak Pointe Home Owners Association President Jim Codner shared the following with you earlier and please know that it represents virtually all residents that would be include in the Lake Overlay. I strongly ask for your support and that you vote in favor of including the Lake Overlay as part of the ZEO.

Thank you in advance for your support

Tom & Robin Fuss  
Residents South Oak Pointe

From Jim Codner earlier

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Thanks in advance for your support on this issue.

Jim Codner  
President, South Oak Pointe Home Owners Association

4/14/2008

**Beth Hulse**

**From:** Janet Howser [aklaou@beisouth.net]  
**Sent:** Tuesday, April 15, 2008 2:28 PM  
**To:** Beth Hulse  
**Subject:** ZEO WITH LAKE OVERLAY

*PLEASE GIVE TO TOM CRUMPTON FOR THIS EVENINGS MEETING SCHEDULED FOR 5:00 PM 4-15-2008*

*As a fairly newcomer to this area (2 yrs.) I would like to give you some information coming from the Lake of the Ozarks in Missouri and owning a marina on Grand Lake of the Cherokees in Oklahoma.*

*Progress unfortunately brings in some undesirable problems. On the Lake of the Ozarks, when the construction of high density began and still continues, this has brought undo problems to the area.*

*The nice weekends on the lake has become a constant watch to make sure someone doesn't run into you. Water skiing is almost passe because of people not watching out for other boaters.*

*Drinking while boating has become a problem and it's been almost impossible to patrol every inch of the waterway.*

*The lake has been contaminated by people sinking beer or soda cans in the lake as well as using the lake for a restroom. Other trash has washed up on the shore lines and it has not been a pretty picture.*

*We MUST PRESERVE what PRISTINE water and area that we have and NOT BEND to big developers.*

*We ask that you consider CAREFULLY and PASS the Zoning Enabling Ordinance WIDE LAKE OVERLAY.*

*IT WE DON'T PROTECT OUR MOST PRECIOUS ASSETS, WHO WILL!!*

*South Oak Pointe Resident*

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## FOLKS Requests for Budget Consideration

This morning's article about the 2008/9 Oconee County Budget it is certainly an example of "Troubled times yielding drastic actions". There are two areas which we would like the County to consider very carefully for funding in this budget.

The first is a study to be conducted by Clemson on the future water needs of Oconee County. The first paper I presented you with is a scope of work for such a study for the Pickens County Water Authority. They have entered a contract for up to \$30,000 for this study.

We have facing us in the not too distant future, the relicensing of the Keowee-Toxaway Hydroelectric Project as well as the renewal of the Greenville Water System Interbasin Transfer. The FERC has become much more concerned about drinking water as part of their relicensing process than they were ever before; the State of South Carolina is considering several alternative Water Withdrawal Bills; various states are suing others over water rights and it behooves us to have a clear County plan for how future needs will be satisfied, if this can be done as part of the updating of the 2004 Comprehensive Plan that would work; probably require some funding; and, interestingly, Pickens County has chosen to do this study even as they are embarking on a Comprehensive Plan Update.

Pickens County is fortunate to have a central entity- the Pickens County Water Authority so the collection of all the information is simplified. Oconee County has a number of entities including Seneca, Walhalla and Salem withdrawing water from Lake Keowee.

As part of their planning for the 2016 Relicensing, Duke Energy took the opportunity to contact the Pickens County Water Authority to make a presentation to them about the relicensing and one of its focuses on water supply. The various contacts for more information include:

Gene W. Tidson, Ph.D.  
Director, Restoration Ecology Focus Area  
Director, Center for Watershed Excellence  
Clemson University Restoration Institute  
132 Long Hall Clemson, SC 29634  
Office: 864.656.2619 Cell: 864.710.0882

Ms. Jennifer Huff  
Duke Energy Charlotte NC  
Dr. Ed Bruce  
Duke Energy Charlotte NC

The second issue we believe should be addressed is that Oconee County should start to implement a Stormwater Management entity. Mr. Mack Kelly suggested such a start two budgets ago and it was not included. There is currently less than 20% of one person in the Building Codes Department who follows up on siltation complaints. Pickens County has a Stormwater Manager and Department because they were forced to do so by DHEC and the EPA since they had a population over 100,000 people. The next breakpoint that Oconee County is approaching is 75,000 people, at which time, we believe, will be forced to implement. The obvious concern is cost but part of the deal is once you have an approved ordinance and develop a team, the County replaces DHEC as the enforcing agency as well as the approval agency and as such, we collect the fees.

Our previous County Administrator took the position of let's wait till we are forced to do it. The only thing wrong with this is that in the interim we will continue to have virtually dump truck loads of silt enter the lake bringing along with it all manner of nutrients and chemicals. I have spoken with Mr. Surratt and understand but respectfully disagree with his position that the County's assumption of some of the responsibility of a state agency - DHEC, will result in their providing a lower level of service to Oconee County and they will deploy their efforts elsewhere. We believe in preserving the Lakes and Oconee County should include a full time person to start working with SC DHEC on enforcement of Best Management Practices.

We have a file of photos which we will be discussing with the Oconee County Home Builder's Association to seek their assistance in getting better compliance from local builders and will request a longer time period at a future Council Meeting to present this information as well as the negative effects of silt.

## Pickens County Strategic Water Plan

### Introduction to Pickens County Water Planning

- A. County Water Planning History
- B. Purpose of Local Water Planning
- C. Evaluation of Past Water Planning and Implementation Efforts
- D. Scope of Proposed Pickens County Strategic Water Plan
  - Overview of strategic plan process
  - Population Growth Projections
  - Identify current problems and opportunities
  - Add new or revised data
  - Review adequacy and completeness of existing water plan
  - Identify local water and land related resource priorities
  - Source identification, quantity, and quality
  - Source protection measures
  - Service areas and interconnections
  - System capabilities and required upgrades
  - Intergovernmental agreements
  - Public participation and education

### Pickens County Background Information

- A. Geographical and Political Setting
  - a. Climatological, Hydrological, and Hydrogeological Settings
  - b. County/Region Economic Setting
  - c. Population

### Historic (1970 – 1990); Present (1990-2006); and Future (2008-2028) Water Demand

- Domestic/Commercial Water Demand
  - Population served
  - Annual Water Use Statistics: monthly average, maximum day use per month, peak consumption
  - Water Conservation Measures
- A. Industrial Water Demand
  - SIC Classification
  - Annual Water Use Statistics
  - Water Conservation Measures
- B. Agricultural Water Demand
  - Major Crops Irrigated
  - Water Use by Crop
  - Water Conservation Measures
- C. Golf Course Water Demand



North Carolina

**PRESERVE THE**

**LAKES**

**ZEO YES!**

**LAKE OVERLAYS YES**

**THANK YOU**

**OCONEE**

**COUNTY**

**COUNCIL**

